127.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	933,500 / 933,500
					USE VALUE:	933,500 / 933,500
					ASSESSED:	933,500 / 933,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11	-13	MOULTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOLEY MICHAEL, JAMES O & RUTH
Owner 2:	FOLEY-SPENCER JANE
Owner 3:	
Street 1:	13 MOULTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HALLION JANE F -
Owner 2:	LIFE ESTATE -
Street 1:	13 MOULTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,308 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2475 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4308.000	544,600	4,400	384,500	933,500
Total Card	0.099	544,600	4,400	384,500	933,500
Total Parcel	0.099	544,600	4,400	384,500	933,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.17 | /Parcel: 377.1

Legal Description

User Acct 81985

GIS Ref

GIS Ref

Insp Date 04/05/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 127.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	544,700	4400	4,308.	384,500	933,600	933,600	Year End Roll	12/18/2019
2019	104	FV	407,600	4400	4,308.	384,500	796,500	796,500	Year End Roll	1/3/2019
2018	104	FV	407,600	4400	4,308.	340,500	752,500	752,500	Year End Roll	12/20/2017
2017	104	FV	383,400	4400	4,308.	285,600	673,400	673,400	Year End Roll	1/3/2017
2016	104	FV	383,400	4400	4,308.	285,600	673,400	673,400	Year End	1/4/2016
2015	104	FV	343,600	4400	4,308.	247,200	595,200	595,200	Year End Roll	12/11/2014
2014	104	FV	343,600	4400	4,308.	238,900	586,900	586,900	Year End Roll	12/16/2013
2013	104	FV	356,800	4400	4,308.	227,400	588,600	588,600		12/13/2012

!9853!

PRINT

Date	Time
12/11/20	00:15:26

LAST REV

Date	Time
04/10/18	09:09:53
ekelly	
9853	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HALLION JANE F	1310-75		10/25/2005	Family	1	No	No		Jane F Hallion dod 5/4/2012
HALLION JANE F/	966-138		3/25/2005	Family	1	No	No		
HALLION	966-138		3/14/1983			No	No		A

USER DEFINED

Prior Id # 1:	81985
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2012	1243	Manual	6,200	C				
11/5/2009	1115	Manual	19,500					
4/9/1999	185	Manual	3,900					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
4/5/2018	MEAS&NOTICE	CC	Chris C
4/18/2013	Info Fm Prmt	EMK	Ellen K
12/23/2008	Measured	372	PATRIOT
12/9/1999	Mailer Sent		
11/30/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4308		Sq. Ft.	Site		0	70.	1.27	8									384,468						384,500	

Total AC/HA: 0.09890 | Total SF/SM: 4308 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 384,468 | Spl Credit | Total: 384,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12727273
Const Adj.:	0.98990101
Adj $ / SQ:	189.701
Other Features:	135000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	669002
Depreciation:	124434
Depreciated Total:	544568

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

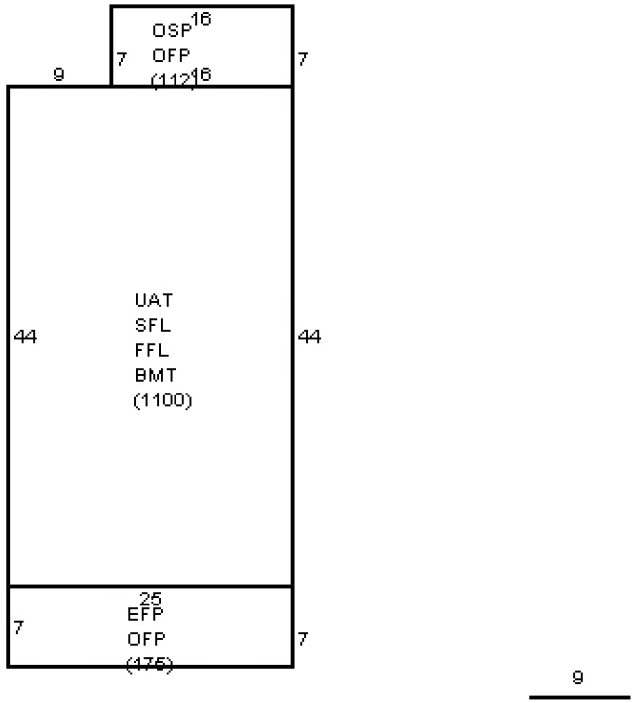
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	189.70
Special Features:	0	Val/Su Net:	131.26
Final Total:	544600	Val/Su SzAd	247.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	56.910	62,601
FFL	First Floor	1,100	189.700	208,671
SFL	Second Floor	1,100	189.700	208,671
OFP	Open Porch	287	22.020	6,321
UAT	Upper Attic	275	132.790	36,517
EFP	Enclos Porch	175	42.350	7,411
OSP	Screen Porch	112	34.010	3,809
	Net Sketched Area:	4,149	Total:	534,001
Size Ad	2200	Gross Are	4974	FinArea 2475

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 127.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1930	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400